

**LAFAYETTE CONSOLIDATED GOVERNMENT  
PLANNING COMMISSION  
PUBLIC HEARING  
MONDAY, APRIL 11, 2016**

MINUTES OF THE (DATE) MEETING OF THE LAFAYETTE CONSOLIDATED GOVERNMENT PLANNING COMMISSION HELD AT 5:30 P.M., 220 WEST WILLOW STREET, BUILDING B, PLANNING, ZONING & DEVELOPMENT AUDITORIUM, LAFAYETTE, LOUISIANA.

**STAFF PRESENT**

Carlee Alm-Labar  
Sara Gary  
Sharon Wagner

**MEMBERS PRESENT**

Michael Brown  
Mark Gremillion  
John Guilbeau  
Lynne Guy  
Thomas Hooks  
Sevie Zeller

**LEGAL COUNSEL**

John Chappuis

**MEMBERS ABSENT**

**I. CALL TO ORDER**

Michael Brown called the meeting to order at 5:30 p.m.

**II. APPROVAL OF AGENDA**

MOTION: John Guilbeau moved to approve the April 11, 2016 agenda.  
SECOND: Lynne Guy  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

**III. APPROVAL OF MEETING MINUTES**

March 14, 2016

MOTION: Lynne Guy moved to approve the March 14, 2016 meeting minutes.  
SECOND: Sevie Zeller  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None

ABSTAIN: None  
ABSENT: None

MOTION CARRIES

#### **IV. DEVELOPMENT REVIEW**

##### **1. Ratification of Hearing Examiner Actions**

Murphy Oil Express Development Tract A1  
Grand Pointe Subdivision Phase 4 Tracts C-1 & C-2  
Jeff & Nicole Bonin & Bonnie Bonin, Lots 1A & 2A  
Donald & Marci Griffin, Lot 4-A  
FI Administration Phase II, Lot 2  
John W. Couvillion, Lots 1A & 2A  
Ambassador Oaks  
Estate of Frank Butcher, Tract 2-A

MOTION: Lynne Guy moved for approval of the Hearing Examiner actions.  
SECOND: Mark Gremillion  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

##### **2. Goldie's Corner (PC2016-0015)**

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions:

1. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram.
2. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Colorado Road, which is a public street that is maintained by the Lafayette Consolidated Government."
3. Approximately 6 acres of the development are located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and

Parish of Lafayette, LA. Additionally, Article XI “Flood Damage Protection” of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

4. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart. Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

5. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development
6. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Breaux, Judice, and James properties as well as the ditch that traverses the eastern portion of Lots 10 and 11.
7. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth

- in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.
8. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
  9. Since this development has been approved for an open ditch drainage system, the development engineer shall include a culvert sizing chart for each future driveway location based on the design storm flows, depth of cover and constructability.
  10. Since the development's storm water drainage system is stated to be an existing "open ditch" system, the Final Plat shall include the following statement, "This development is designed and approved with an open ditch drainage system and as such the installation of a subsurface drainage system is prohibited, with the exception of driveway culverts, unless approved by the Lafayette Consolidated Government Department of Public Works".
  11. Sidewalks are required along all public streets,
  12. Shared access driveways shall be removed between the following Lots: Lot 2 and Lot 3, Lot 4 and Lot 5, Lot 8 and Lot 9. These access points are not needed as the lots identified will have shared access with the opposite adjacent lot.

**PLAT REVISIONS:**

1. Revise sewer provider not to read "As Approved by LADHH".
2. Provide the dimension of the driveways.
3. Include in Flood Note: "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a

minimum of one (1') foot above the base flood elevation height for that area at that time.”

4. Addresses are assigned as follows:

<b>Colorado Road</b>	
<b>Lot</b>	<b>No</b>
<b>1</b>	<b>413</b>
<b>2</b>	<b>415</b>
<b>3</b>	<b>419</b>
<b>4</b>	<b>423</b>
<b>5</b>	<b>427</b>
<b>6</b>	<b>431</b>
<b>7</b>	<b>501</b>
<b>8</b>	<b>505</b>
<b>9</b>	<b>509</b>
<b>10</b>	<b>513</b>
<b>11</b>	<b>519</b>

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. Provide and show on final plat, an additional utilities easements needed for required utilities facilities.
3. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
4. If applicable, all Subdivision Improvements Agreements associated with the construction of sidewalks shall be based on a minimum of \$15.00 per linear foot of sidewalk. Therefore, with the required additional 25% for Cost of Supervision, Contingencies and Inflation included within the Subdivision Improvements Agreements, the total minimum cost per linear foot of sidewalk construction required will be \$18.75. This cost should be included within the development construction costs and will be required to be included within a Subdivision Improvements Agreement associated with all development sidewalks.

5. This property is located in the unincorporated area of Lafayette Parish.

SECOND: Mark Gremillion  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: None

#### MOTION CARRIES

MOTION: John Guilbeau moved to reconsider previous motion.  
SECOND: Lynne Guy  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: None

#### MOTION CARRIES

MOTION: John Guilbeau moved for Preliminary Plat approval subject to the following conditions waiving the requirement to construct sidewalks along all Public Streets:

1. Provide 10' utility servitudes along all lots bordering public and 15' utility servitudes along all lots bordering private roadways and servitude niches at all property corners including typical utility niche diagram.
2. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to Colorado Road, which is a public street that is maintained by the Lafayette Consolidated Government."
3. Approximately 6 acres of the development are located within the historical 100-year base floodplain. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with

the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

4. Submittal of a drainage impact analysis to the Department of Public Works for review and approval is required. Drainage impact analysis shall include, but not be limited to, a drainage area map for existing and proposed conditions, methodology, computations, lot grading plan, and summary, and if applicable, the capacity of roadside ditches and pipe sizing chart.

Please note, a drainage impact analysis shall be submitted in the format noted in Public Infrastructure Design Standards which can be obtained from the Department of Public Works. Building permits shall not be issued until the analysis has been approved.

Please note that all residential and commercial development that results in a post development runoff that exceeds the development areas pre-development runoff rate shall be required to mitigate the increase through drainage improvements. The development drainage design shall be based on a five (5) year storm event for residential developments and a ten (10) year storm event for commercial developments. See UDC Art. 3, 89-42 (d).

5. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
6. Upon reviewing the drainage impact analysis, private and/or public drainage servitudes may be required to achieve proper storm water management. Areas of particular interest include the adjacent Breaux, Judice, and James properties as well as the ditch that traverses the eastern portion of Lots 10 and 11.
7. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated. Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to

all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

8. The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW. Furthermore, the design engineer shall study the effect of the development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
9. Since this development has been approved for an open ditch drainage system, the development engineer shall include a culvert sizing chart for each future driveway location based on the design storm flows, depth of cover and constructability.
10. Since the development's storm water drainage system is stated to be an existing "open ditch" system, the Final Plat shall include the following statement, "This development is designed and approved with an open ditch drainage system and as such the installation of a subsurface drainage system is prohibited, with the exception of driveway culverts, unless approved by the Lafayette Consolidated Government Department of Public Works".
11. Shared access driveways shall be removed between the following Lots: Lot 2 and Lot 3, Lot 4 and Lot 5, Lot 8 and Lot 9. These access points are not needed as the lots identified will have shared access with the opposite adjacent lot.

**PLAT REVISIONS:**

1. Revise sewer provider not to read "As Approved by LADHH".
2. Provide the dimension of the driveways.
3. Include in Flood Note: "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time."
4. Addresses are assigned as follows:

Colorado Road	
Lot	No



<b>1</b>	<b>413</b>
<b>2</b>	<b>415</b>
<b>3</b>	<b>419</b>
<b>4</b>	<b>423</b>
<b>5</b>	<b>427</b>
<b>6</b>	<b>431</b>
<b>7</b>	<b>501</b>
<b>8</b>	<b>505</b>
<b>9</b>	<b>509</b>
<b>10</b>	<b>513</b>
<b>11</b>	<b>519</b>

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information 337-291-5634.
2. Provide and show on final plat, an additional utilities easements needed for required utilities facilities.
3. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
4. This property is located in the unincorporated area of Lafayette Parish.

SECOND: Thomas Hooks

VOTE: 6-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

**MOTION CARRIES**

**3. John Marcel Broussard Partition Lot A (Gary David) (PC2016-0017)**

MOTION: Mark Gremillion moved for Preliminary Plat approval subject to the following conditions:

1. Provide 10' utility servitudes along all lots bordering public roadways and 15' utility servitudes along private roadways and servitude niches at all property corners including typical utility niche diagram.
2. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat that states: "Effluent will drain to LA Highway 92, which is a public street that is maintained by the LA-DOTD."
3. Submittal of construction documentation for the Private Road to the Department of Public Works will be required. Construction documentation shall indicate a site drainage plan and details of all tie-ins to public infrastructure. The Final Plat may not be recorded nor building permits issued until the construction plans have been approved.
4. A portion of the development is located within the historical 100-year base floodplain, including a regulatory floodway. Provide documentation that the development plans are in compliance with 89-42 (g) "Development within Designated 100-Year Flood Hazard Area" of Article 3 of the Unified Development Code for the City and Parish of Lafayette, LA. Additionally, Article XI "Flood Damage Protection" of the Lafayette Consolidated Government Code of Ordinances establishes, respectively, certification standards and requirements that all necessary permits have been obtained from applicable federal or state governmental agencies (including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334). Please note that all proposed development activities within the regulatory floodway must satisfy all requirements of a "No Rise Certification."

However, due to potential impact of the development within the 100-year floodplain, documentation of all permits from or contact with the applicable federal and/or state agencies shall be provided prior to approval of the construction plans and drainage impact analysis.

5. A lot/site grading plan will be required for review and approval by Public Works. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
6. No construction of any development components which are the subject of any Preliminary or Final Plat approval by the Planning Commission shall be commenced until a favorable written approval of the drainage impact analysis has

- been made by the Public Works Director (or his/her designee). Violation of this provision can result in a cease and desist order being issued for the development.
7. Upon reviewing the lot grading plan, private and/or public drainage servitudes may be required to achieve proper storm water management. An area of particular interest includes the metal culvert that crosses the proposed private road and accepts storm water from John Marcel Broussard's property which borders the eastern boundary of the proposed private road.
  8. The proposed lot and private road are located within natural drainage features (sloping terrain) that accepts and channels storm water from adjacent properties. Special considerations must be made to insure drainage from adjacent properties is not impeded as a result of future construction and/or lot grading.
  9. The location of the 1996 flood hazard zone limits must be illustrated on the plat.
  10. The location of the 2014 flood hazard zone limits must be illustrated on the plat.
  11. All lots must have a minimum of 60' of street frontage. (Lafayette Parish Health Unit)
  12. Contact the Milton Water System for information regarding water service.

**PLAT REVISIONS:**

1. Label the Private Road as "Private Street/Utility Easement".
2. Include in Flood Note: "Any structure, enclosed on three or more sides, built on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to insure that the lowest floor of such structure is located at a minimum of one (1') foot above the base flood elevation height for that area at that time."
3. A note must be placed on the final plat stating, "The private street is not to be maintained by Lafayette Consolidated Government." Additionally, a Private Street Maintenance Agreement must be signed prior to final plat approval.
4. Ensure that the roadway labeled as Milton Avenue is properly labeled. Records indicate this to be West Milton Avenue.
5. Address assigned is 106 (Private Street Name) The existing addresses of 314, 403, and 411 W. Milton Avenue will have to change once the private street name is accepted and the street sign is installed.
6. Indicate the right of way for West Milton Avenue.

**OTHER COMMENTS/SUGGESTIONS:**

1. All work to be performed within the public right-of-way must be permitted. For State Highway information or for LA-DOTD permit, contact 337-262-6100, P.O. Box 3648, Lafayette, LA 70502.
2. Provide and show on final plat, any additional utilities easement(s) needed for required utilities facilities.
3. This property is located in the unincorporated area of Lafayette Parish.

SECOND: Thomas Hooks

VOTE: 6-0-0-0

AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller

NAYS: None

ABSTAIN: None

ABSENT: None

**MOTION CARRIES**

**4. The Roy Estate Partition, Tract 1 (HE2016-0020)**

MOTION: Mark Gremillion moved for Preliminary Plat approval subject to the following conditions waiving the requirement to construct a north/south Public Street within the boundaries of the lot and of the requirement to construct sidewalks along Public Streets.

1. Adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, lot grading plan, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
2. Since the water course, drainage way, channel, or stream that traverses the property is identified on the Official Drainage Map, language for the coulee that traverses the property must read “30’ drainage servitude from apparent high bank and inclusive of channel” on both sides of channel.
3. The plans do not indicate the layout and perpetual maintenance of drainage. A note must be placed on the plat stating, “Effluent will drain to Roy Guidry Road, a public street maintained by Lafayette Consolidated Government”.
4. The plat indicates that the front property line extends to the centerline of Roy Guidry Road. Property pins must be set at the right-of-way line and the area

between the right-of-way line and centerline must be labeled as street right-of-way.

5. Verify that the 50' cul-de-sac is situated within this lot and is dedicated as right-of-way.
6. A setback line of twenty-five feet (25') must be placed along Roy Guidry Road.
7. This property is located in the area serviced by Milton Water System. The Owner/Developer needs to contact the Milton Water System directly with any plans if water service is required. The Milton Water System will evaluate their needs and determine if servicing of water needs to the property is possible.

**PLAT REVISIONS:**

1. Provide the square footage of the property in the survey area of the plat.

**OTHER PLAT COMMENTS/SUGGESTIONS:**

1. **Note:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. Provide and show on the final plat, any additional utility easements needed for the required utility facilities.
3. This property is located in the unincorporated area of Lafayette Parish and is subject to the Land Use Regulations of the Unified Development Code.

SECOND: Mark Gremillion  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: None

**MOTION CARRIES**

**5. South College Road Subdivision, Lots 1-AW-1 & 1-AW-2 (HE2016-0030)**

WITHDRAWN BY APPLICANT

**6. Versailles, Square, Phase I Lot 147-A (HE2016-0029)**

MOTION: Mark Gremillion moved for Preliminary Plat approval subject to the following conditions waiving the requirement of a Double Frontage Lot:

1. If future development of the site is proposed, submittal of complete construction plans to the Department of Public Works will be required. Construction plans shall include, but not be limited to, a site drainage plan and erosion control plan and details of all tie-ins to public infrastructure. **Submittal may take place at the time of building permit application.**
2. If future development of the site is proposed, submittal of a lot/site grading plan for review and approval by Public Works will be required. Furthermore, adequate provisions shall be made such that development activities do not adversely affect the adjacent properties. These provisions should include an evaluation of existing and proposed conditions, capacity of roadside ditches and required drainage pipe diameter. All building permits and construction activities must be completed such that the adjacent properties are not impacted from alteration of the historical drainage patterns.
3. The historical drainage patterns of Versailles Square must be maintained.
4. Any public street light relocation needed for improvements, i.e. site storm water drainage system, driveway installation, landscaping, etc. is the responsibility of the developer. LUS Arterial Street Light Standards manual current edition requirements must be met. The developer is required to submit a street lighting analysis performed by an Electrical Engineer licensed in the State of Louisiana to certify that the minimum average maintained horizontal illumination, as set forth in the Illuminating Engineering Society of North American (IES) publication number RP-8, (American National Standard Practice for Roadway Lighting) latest edition, are met for any street light(s) required to be relocated.

Additional street light standards, pending review/approval of the above street lighting analysis, may be necessary to meet IES requirements. This policy shall pertain to all street lights shown to be relocated on the developer's plans whether or not noted by LCG. Omission of any public street lighting on the construction plans does not relieve developer responsibility to relocate street lights at his expense.

5. There are existing sidewalks along Rue Louis XIV and Rue Vert. A note must be placed on the plat that states if the sidewalks are damaged or removed during any construction, the sidewalks must be repaired or replaced by the owner/developer at their expense prior to the release and issuance of any Certificate of Occupancy.
6. Complete plans and specifications of the Water Distribution and Sewage Collection Systems need to be submitted to DHH-OPH, Engineering Section for approval before construction is begun. Submit plans to: Office of Public Health, Acadian Regional Office, 825 Kaliste Saloom Road, Building 3 – Suite 100, Lafayette, LA 70508.

7. A twenty-five foot (25') right-of-way radius must be dedicated at the intersections of Rue Louis XIV and Rue Vert and Rue Fontaine and Rue Vert.
8. Sidewalks are required to be constructed along Rue Fontaine and Rue Vert. The new sidewalks must be five-feet (5') wide. The sidewalks must be constructed prior to the issuance of a Certificate of Occupancy.
9. A site plan showing compliance with the zoning regulations for a CM zoning district must be submitted to the Development Department for review and approval before the final plat can be recorded.

**PLAT REVISIONS:**

1. In the **Types of Improvements Section**, add **Atmos Energy** as the **Gas Provider**.
2. Put the assigned address of **315 Rue Louis XIV** in the survey area of the lot.

**OTHER PLAT COMMENTS/SUGGESTIONS:**

1. **Note:** All work to be performed within public right-of-way must be permitted. Public Works right-of-way permits may be obtained (no charge) at 1515 East University Avenue. For more information, call (337) 291-5634.
2. In addition and in compliance with the Louisiana Pollution Discharge Elimination System (LPDES) permit, a site specific Storm Water Pollution Prevention Plan (SWPPP) must be provided for review and approval by the Department of Public Works Environmental Quality Division. Violation of this provision can result in a cease and desist order being issued with respect to such development.
3. Existing utility easements have not been abandoned and are not affected by this replatting.
4. Any abandonment of existing utility easements or relocation of existing utility facilities will be at the Owner/Developer's expense.
5. Owner/Developer will coordinate with LUS for all required service connections.
6. Provide and show on the final plat, any additional utility easements needed for the required utility facilities.
7. The Zoning Department recommends that the developer submit preliminary plans showing compliance with the Landscape and Open Space requirement of the Unified Development Code for review prior to submittal for commercial permitting.

8. This property is located in a **“CM” (Commercial Mixed) Zoning District** and is subject to the requirements and regulations of this Zoning District as stipulated in Unified Development Code.

SECOND: John Guilbeau  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

## **V. OTHER BUSINESS**

1. Amendment to the Rules of Policy & Procedure

MOTION: Thomas Hooks moved to approve the proposed amendment to the Rules of Policy & Procedure.  
SECOND: Sevie Zeller  
VOTE: 6-0-0-0  
AYES: Brown, Gremillion, Guilbeau, Guy, Hooks, Zeller  
NAYS: None  
ABSTAIN: None  
ABSENT: None

MOTION CARRIES

## **VI. PUBLIC COMMENTARY: GENERAL**

## **VII. ADJOURNMENT**

Michael Brown moved to adjourn the meeting at 6:15p.m.

Submitted by,

Sara Fawcett Gary  
Development Manager  
Department of Planning,  
Zoning, and Development